

## **IV. POPULATION, HOUSEHOLD AND HOUSING CHARACTERISTICS**

### **Summary of Housing Conditions in Mountain View**

Mountain View is located in the heart of the Silicon Valley and its residents enjoy the many advantages that this area has to offer. Overall, Mountain View residents and businesses have access to a diversified economic base of manufacturing, services, wholesale and retail businesses, and numerous recreational opportunities, in addition to a wide range of educational opportunities.

Between 1995 and 2000, Silicon Valley experienced an unprecedented economic boom. While this booming economy had many beneficial effects, it also created an exceptional demand for housing, as the number of jobs grew at a much higher rate than the number of housing units. As a result, housing prices escalated at a rapid rate, and many lower income households were priced out of the private market. Many employers experienced problems attracting employees because of the region's high cost of housing and insufficient supply. The housing shortage and high housing prices increased traffic congestion and air pollution as employees were forced to commute long distances in order to find affordable housing. Increasingly, teachers, police officers and other public sector and service workers are forced to live far from the communities in which they work, and Silicon Valley communities are becoming more economically segregated with only the most wealthy and long time residents able to live close to work. Beginning in early 2001, this economic boom slowed substantially; for example, unemployment rates increased from 1.7 percent in January to 4.7 percent in July. The real estate market reports decreases in the price of both rental and ownership units, especially those at the high end of the market. This illustrates the volatile nature of the housing market.

The City of Mountain View continues to work to provide strategies and garner funding to address the housing needs of the most disadvantaged segments of the housing market: the homeless, the elderly, the handicapped and lower income households. The City actively utilizes federal funding programs for housing, such as HOME and Community Development Block Grant (CDBG), as well as its Redevelopment Housing Set-Aside Funds. The City has also adopted a Below-Market Rate Housing Program that has begun to produce funds for affordable housing. These funds leverage additional financing to create and preserve affordable rental housing and increase opportunities for moderate-income homebuyers.

The following section examines current and projected population and household figures. The information is mainly derived from the 2000 U.S. Census and ABAG "Projections 2002" (which is based on the 2000 Census). The 2000 Census data on population and housing for Mountain View is significantly lower than has been estimated by the State Department of Finance (DOF) in recent years. The City is currently evaluating the 2000 Census data to ascertain its accuracy. The reported 2000 Census data is used in this section, except for the section on housing types which is from the State DOF.

## Population and Household Growth

According to Census data, the population in Mountain View grew about 4.8 percent, from 67,460 persons in 1990 to 70,708 persons in 2000. Over the same period, the number of households increased by 4.2 percent. ABAG estimates that the number of households in the City will continue to increase over the next 10 years (by about 5 percent) which is close to the projected population increase of 6.4 percent. The following tables show this projected growth.

**Table IV-1**  
**Percentage Change in Population, 1990 – 2010**  
**City of Mountain View Compared to Santa Clara County**

	Population			Growth Rate		
	1990	2000	2010	1990-2000	2000-2010	1990-2010
<b>Mountain View</b>	67,460	70,708	75,200	4.8%	6.4%	11.5%
<b>Santa Clara County</b>	1,497,577	1,682,585	1,879,700	12.3%	11.7%	25.5%

Source: ABAG "Projections 2002"

**Table IV-2**  
**Growth in Number of Households, 1990 – 2010**  
**City of Mountain View Compared to Santa Clara County**

	Number of Households			Growth Rate		
	1990	2000	2010	1990-2000	2000-2010	1990-2010
<b>Mountain View</b>	29,990	31,242	32,810	4.2%	5.0%	9.4%
<b>Santa Clara County</b>	520,180	565,863	626,730	8.8%	10.8%	20.5%

Source: ABAG "Projections 2002"

## Household Tenure and Composition

According to the U.S. Census, in 2000, 18,285 of the 31,242 households (58 percent) in Mountain View were renters, while 12,957 households (42 percent) were owners. Approximately 40 percent of Mountain View households consisted of two-parent families, 35.6 percent were single people, 13.5 percent were non-family households (unrelated individuals), and 11 percent were single parent households.

## Household Size

Change in household size is an important indicator to track because it helps identify whether more or fewer people are living together in housing. As mentioned above, from 1990 to 2000, the City's population increased 4.8 percent, while the number of households increased by 4.2 percent, indicating a slight increase in household size (from 2.25 to 2.26 persons per household). The average County household size has grown at a higher rate, 3.9 percent, during this time.

Over the next 10 years, household size in Mountain View is projected to increase by 1.3 percent to 2.29 persons per household while the household size in the County is projected to increase by 1 percent to 2.95. Increases in the number of persons per household can be an indicator of construction of larger units, increased fertility rates, people “doubling up” in order to cut housing costs, and the influx of immigrant families, many of whom have large or extended families. The slight increase in average household size in Mountain View can be attributed to the trend in new construction to build larger units in townhouse and small-lot, single-family home developments, rather than small unit apartment developments.

**Table IV-3**  
**Change in Household Size, 1990-2010**  
**City of Mountain View Versus Santa Clara County**

	Household Size			Growth Rate		
	1990	2000	2010	1990-2000	2000-2010	1990-2010
<b>Mountain View</b>	2.25	2.26	2.29	0.0%	1.3%	1.8%
<b>Santa Clara County</b>	2.81	2.92	2.95	3.9%	1.0%	5.0%

Source: U.S. Census and ABAG “Projections 2002”

## Housing Units

The California Department of Finance (DOF) publishes official state estimates of population and housing. The DOF figures indicate that Mountain View has a wide variety of housing types, including single family detached units, attached units such as townhouses and condominiums, and multiple-family units. In 2000, 56 percent of the housing stock consists of multiple-family housing units, 28 percent of the housing stock consists of detached single family homes, and 12 percent are attached single family homes. Other housing types include mobile homes (4 percent).

The DOF estimates that in 2000 Mountain View had 33,361 housing units, which is much higher than the 2000 Census count of 31,242. The following table is useful in illustrating what sectors of the housing market have seen the most growth since 1990 although the total number of units does not agree with the total number of units in the 2000 Census data released to date.

**Table IV-4**  
**Housing Estimates by Type, 1990 - 2000**  
**City of Mountain View**

<b>Year</b>	<b>Total</b>	<b>Single-Family</b>		<b>Multi-Family</b>		<b>Mobile</b>
	<b>Housing Units</b>	<b>Detached</b>	<b>Attached</b>	<b>Multi (2-4)</b>	<b>Multi (5+)</b>	<b>Mobile Homes</b>
1990	31,487	8,550	3,793	2,612	15,343	1,189
2000	33,361	9,236	4,132	2,699	16,105	1,189
Percent Change	5.62%	7.42%	8.20%	3.33%	4.97%	0.00%

Source: California State Department of Finance, March 2001.

The data in the tables above indicate that the population is increasing at a somewhat faster rate than the number of new housing units. ABAG projects that this trend will accelerate slightly over the next 10 years.